

COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP Agency Director **PLANNING**

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE FINAL AGENDA November 19, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR		
9:00 A.M. GH	MINOR USE PERMIT MODIFICATION/VARIANCE (PMPA 20090301) SAFE-N-SOUND STORAGE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Kathy Correnti for a modification of an existing Minor Use Permit to allow for mini-storage use in addition to the current permitted use of the site as RV and boat storage. The Zoning Administrator will also hear a request for a Variance to the minimum number of required on-site parking spaces to allow for a total of ten parking spaces where 15 are required by Ordinance. The subject property, Assessor's Parcel Number 052-020-047 comprises 2.5 acres, is located on the north side of Locksley Lane at 12381 Locksley Lane in the North Auburn area, and is currently zoned INP-Dc (Industrial Park, combining Design Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5- Minor Alterations to Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Gerry Haas and he can be reached at (530) 745-3084. (Continued from October 15, 2009)	
9:05 A.M. GH	MINOR USE PERMIT (PMPC 20090348) SAYLER SNOW PLOW STORAGE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)	

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Norm Sayler of Donner Spitz Inn, Inc. for a Minor Use Permit to allow for the seasonal storage of five snow removal vehicles, each to be stored at one of five separate parcels in the Serene Lakes subdivision. The snow removal vehicles are intended to provide rapid snow removal response for the community and would be stored on the driveways of each of the locations listed below from the date of approval until April 30, 2010. Thereafter, the vehicles would be stored from November 1 until April 30 for each successive winter season. The subject properties are all zoned RS-B-X-6500 (Residential Single Family, combining minimum Building Site of 6,500 square feet), and are located as follows: 5425 Hemlock Drive, Serene Lakes (APN 069-376-003) comprises 0.21 acre; 3133 Westshore Drive, Serene Lakes (APN 069-410-032) comprises 0.22 acre; 5201 Palisade Road, Serene Lakes (APN 069-373-006) comprises 0.23 acre; 6770 Soda Springs Road, Serene Lakes (APN 069-390-022) comprises 0.19 acre and 1101 Island Way, Serene Lakes (APN 069-430-019) comprises 0.21 acre. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Gerry Haas and he can be reached at (530) 745-3084.

9:20 A.M. GH

CONDITIONAL USE PERMIT MODIFICATION/VARIANCE (PCPM 20090284)

WESTMARK PARTNERS, LP CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Westmark Partners for a Modification of an approved Conditional Use Permit to allow for an expansion of the permitted uses of an existing retail structure. The original CUP (CUP-917) allows for a tack and feed operation with accessory retail uses. The structure is now vacant and the applicant seeks to modify the CUP to allow for the introduction of general retail and other commercial uses of the site. In addition, the applicant requests a Variance to reduce the number of required on-site parking spaces from 35 to 27. The subject property, Assessor's Parcel Number 051-220-023 comprises 1.1 acres, is located at 12015 Shale Ridge Road in the North Auburn area and is currently zoned C3-UP--Dc (Heavy Commercial, combining Use Permit Required, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor alterations in land use limitations – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Gerry Haas and he can be reached at (530) 745-3084.

9:30 A.M. MJ

MINOR USE PERMIT (PMPC 20090139)

WILEY BARN

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Donald Wiley for a Minor Use Permit to allow for an approximately 1,440 square foot garage on the subject property prior to the construction of a single-family residence. The subject property, Assessor's Parcel Number 064-220-022, comprises 0.43 acres, is located at 2990 Turkey Hill Road in the Foresthill area, and is currently zoned RS-Dc (Residential Single Family, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption, Section 18.36.050, Class 3 – New Construction or Conversion of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact for the above project is Melanie Jackson who can be reached at (530) 745-3036.

9:40 A.M. MJ VARIANCE (PVAA 20090287) SAFEWAY SIGN

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on

the date and time noted above, to consider a request from JSJ Electrical Display on behalf of Safeway Stores, Inc., for a Variance to allow for the following: the construction of an approximately 52 square foot pole sign where a monument is normally required; construction of the sign to a height of approximately 16 feet where a maximum of eight feet is normally required, and to allow for the display of multiple tenant names on the face of the sign where only display of the name of the shopping center is normally allowed. The subject property, Assessor's Parcel Number 052-480-002 comprises 5.78 acres, is located at 2250 Bell Road in the Auburn area, and is currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Melanie Jackson who can be reached at (530) 745-3036.

9:50 A,M. MJ

MINOR USE PERMIT MODIFICATION (PMPM 20090343) SCENIC VIEW LANDSCAPE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Chris Greenhalgh for Scenic View Landscape, for a Modification to a Conditional Use Permit to allow for storage of landscaping vehicles and materials on the subject property. The subject property, Assessor's Parcel Number 052-060-054, comprises 0.5 acres, is located at 11793 Atwood Road in the Auburn area, and is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption, Section 18.36.060, Class 4, Minor Alterations to Land - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Department contact for the above project is Melanie Jackson who can be reached at (530) 745-3036.

10:00 A.M. RS

VARIANCE (PVAA 20090297) EXPRESS CONCRETE PUMPING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Rachel and Tom Berhardt on behalf of Express Concrete, for a Variance to allow an existing 4,000 square foot residential assessor structure to remain as constructed, where typically only a 2,400 square foot structure is allowed on a 1.5 acre parcel. The subject property, Assessor's Parcel Number 046-103-008 comprises 1.5 acres, is located at 7100 Barton Road in the Granite Bay area, and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.

10:10 A.M. RS

VARIANCE (PVAA 20090340) GROTH

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Adam Groth, for a Variance to an existing 2,248 square foot detached garage to remain as constructed with a front setback of 28 feet, where typically a setback of 75 feet from the centerline of the road (Paddock Lane) is required. The subject property, Assessor's Parcel Number 042-211-047 comprises 3.3 acres, is located at 2250 Paddock Lane in the Newcastle area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations, Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The

Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

10:20 A.M. RS

MINOR LAND DIVISION (PMLD 20090054) STONE

MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Kenneth and Betty Stone, for a Minor Land Division to divide an existing 9.94 acre parcel into two parcels consisting of 4.6 acres each. The subject property, Assessor's Parcel Number 35-060-097 comprises 9.94 acres, is located at 6542 Laird Road in the Loomis area, and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The Zoning Administrator will also consider adopting the Mitigated Negative Declaration prepared for this project. The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.

10:30 A.M. MJ

MINOR LAND DIVISION (PMLD 20080342)

FRANZ

MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Douglas and Kathy Franz, for a Minor Land Division to subdivide an existing 15.4 acre parcel into three parcels consisting of 4.7, 4.8 and 5.5 acres. The subject property, Assessor's Parcel Number 077-023-058, comprises 15.4 acres, is located at 2284 Christian Valley Road in the Auburn area, and is currently zoned RA-B-X-4.6 PD = 0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Planned Unit Development designation of 0.22 dwelling units per acre). The Parcel Review Committee Chairman will also consider the adoption of a Mitigated Negative Declaration that has been prepared for this project. The Planning Department contact for the above project is Melanie Jackson, who can be reached at (530) 745-3063.

10:40 A.M. AF

MINOR LAND DIVISION (PMLD 20080610) NORTHSTAR @ TAHOE PORCUPINE HILL SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, in order to consider a request from Trimont Land Company on behalf of CNL Income Northstar, LLC, for the approval of a Minor Land Division to divide an existing 266 acre parcel into 2 parcels consisting of 48.6 and a remainder parcel of 218 acres. The subject property, Assessor's Parcel Numbers 110-030-069 and 110-030-070 comprises 266 acres, is located directly east of Northstar unit 6-C (Skidder Trail) an the Northstar Golf Course in the Northstar area and is currently zoned RS -B-43 (Residential Single Family, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min), RES-UP-Ds (Resort, combining Use Permit required, combining Design Sierra), O (Open Space) and FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres). The Planning Department contact for this project is Alex Fisch and can be reached at 530-745-3081.

10:50 A.M.

CERTIFICATE OF COMPLIANCE (PCOC 20090022)

MIDTLYNG

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

County review of the history of Assessor Parcel Number 048-082-037-000 to make a statement as to

	its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and is located 5802 Olive Ranch Road in the Granite Bay area.
10:55 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20090350) THROWER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 026-061-064-000 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres)and is located 5721 Bell Road in the Auburn area.
11:00 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20090342) ROTH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 066-130-014-000to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and is located on South Yuba Drive in the Kingvale area.
11:05 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20090385) STANPHILL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) County review of the history of Assessor Parcel Number 036-171-040 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 5380 Auburn Folsom Road in the Granite Bay area.
11:10	CERTIFICATE OF COMPLIANCE (PCOC 20090377) SMITH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) County review of the history of Assessor Parcel Numbers 044-011-041 and 044-011-045 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 5100 Citrus Colony Road in the Loomis area.
	CONSENT ITEMS
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090327) DENNING Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-340-070 and 026-340-080 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located on Wise Road in the Lincoln area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090344) LEWIS/NILAN Minor Boundary Line Adjustment on Assessor Parcel Numbers 112-190-038, 112-190-039; 112-190-040 and 112-190-041 to reconfigure parcels. Subject parcels are zoned PAS- 027 - Wood Vista Residential and are located 670, 680 and 698 Midiron Avenue in the Tahoe Vista area.

****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20080534) HANTS/CRAWLEY Minor Boundary Line Adjustment on Assessor Parcel Numbers 018-120-038 and 018-120-039 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located on Vista Avenue in the Lincoln area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090367) OLSON Minor Boundary Line Adjustment on Assessor Parcel Numbers 092-200-005 and 092-190-053 to reconfigure parcels. Subject parcels are zoned PAS- 014 - Cedar Flat Residential and are located at 4240 and 4246 North Lake Blvd in the North Tahoe area.